

**Introduced by Senator Strickland**

February 9, 2010

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An act to add Section 66452.10.5 to the Government Code, relating to housing.

**LEGISLATIVE COUNSEL'S DIGEST**

SB 995, as introduced, Strickland. Housing: condominium conversions.

Under existing law, the Subdivision Map Act authorizes the conversion of a stock cooperative or a community apartment project to a condominium if the required number of owners and trustees or beneficiaries of each recorded deed of trust and mortgages of each recorded mortgage in the cooperative or project as specified in the bylaw, or other organizational documents, have voted in favor of the conversion. The Davis-Stirling Common Interest Development Act defines a condominium plan and if any exists requires it to be recorded to create a common interest development.

This bill would provide that a stock cooperative or community apartment project for senior citizens, established before the Davis-Stirling Common Interest Development Act, that is converting to a condominium, shall not be required to file a condominium plan as part of the documents required to be submitted to the Department of Real Estate.

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1     SECTION 1. Section 66452.10.5 is added to the Government  
2     Code, to read:  
3     66452.10.5. A stock cooperative or community apartment  
4     project for senior citizens, established before the Davis-Stirling  
5     Common Interest Development Act (Ch. 874, Stats. 1985), that is  
6     converting to a condominium, shall not be required to file a  
7     condominium plan, as defined in subdivision (e) of Section 1351  
8     of the Civil Code, as a part of the documents required to be  
9     submitted with the notice of intention to the Department of Real  
10    Estate.

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